

FOR SALE/LEASE 232 Pond Street · Natick, MA



BUILDING

- First Floor: 3,200 Square Feet
- Second Floor: 3,200 Square Feet

CURRENT LEASE

• 1,332 Square Feet on the 2nd Floor. The remaining SF within the building can be delivered vacant.

PROPERTY HIGHLIGHTS

- Ability for single or multiple occupancy
- Offers signage/visibility
- Exclusive parking lot
- Onsite management
- Easy accessibility to Boston via I-90

AREA AMENITIES

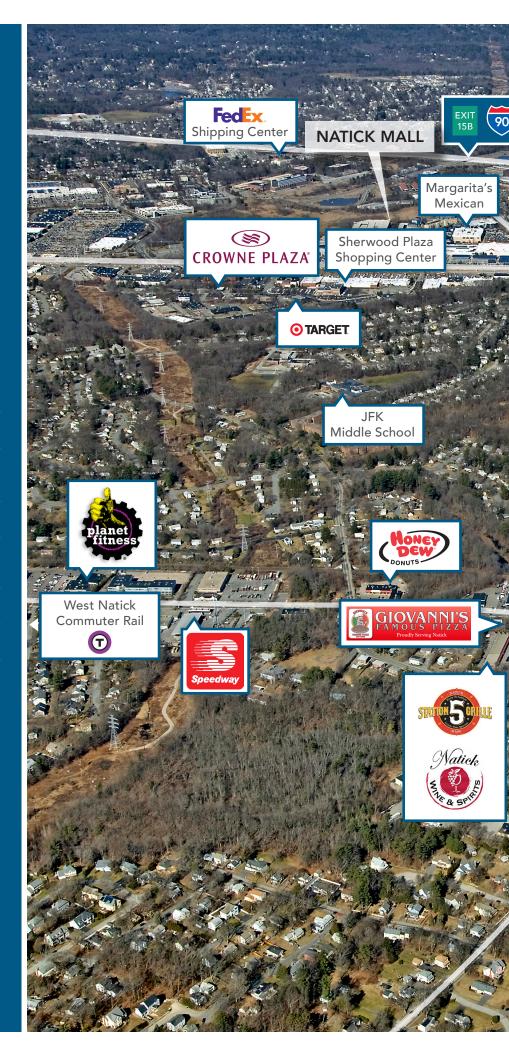
- Walgreens
- Pizza Hut
- Home Depot
- Crowne Plaza Hotel
- Natick Wine & Spirits
- Planet Fitness
- Staples
- Honey Dew Donuts
- Station 5 Grille
- Roche Brothers
- Natick Mall
- Liberty Ice Cream
- Pizza Peddler & Deli
- West Natick Train Station
- Margaritas Mexican
- Bar & Grill

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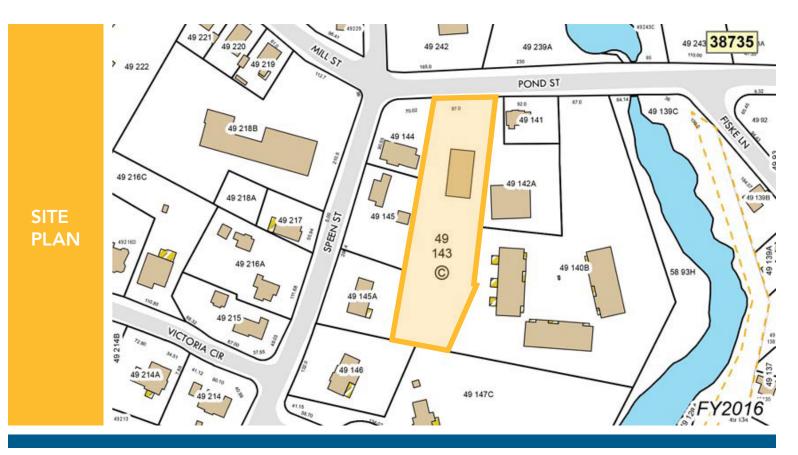


SPECIFICATIONS

| Building Square Footage: | 6,400 ± SF |
|-----------------------------|--|
| Lot Size: | 1.45 Acres (63,162 SF) |
| Parking: | 35 Surface Spaces Ratio 5/1,000 SF |
| Roof: | Replaced in 2009 |
| HVAC: | 5 Gas Fired Packaged Rooftop Units |
| Zoning: | Commercial/Medical |
| Year Built: | 1982 |
| Lease: | Dentist Office Lease Expiration 9/30/2018 |











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